

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Vernon Avenue, Rayleigh, SS6 9BS



Guide Price £350,000 - £375,000

Situated in a popular location, within walking distance to local shops, schools and mainline railway station with links to London Liverpool Street, is this well-presented three bedroom semi-detached family home benefiting from having modern fitted kitchen/breakfast room, modern shower room and approximately 50ft rear garden.

Council Tax Band:C. EPC Rating: E.

Our Ref 19693

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via double glazed entrance door to

### ENTRANCE HALL

Stairs to first floor accommodation. Wood effect flooring. Radiator.



**STUDY/CLOAKROOM/CUPBOARD 6' 7" x 4' 4" (2.01m x 1.32m)**

### LOUNGE 13' 2" x 11' 5" (4.01m x 3.48m)

Double glazed window to the rear aspect. Wood effect flooring. Coving to textured ceiling. Radiator.



**KITCHEN/BREAKFAST ROOM 18' x 10' 7" (5.49m x 3.23m)**

Double glazed window to the front aspect. Double glazed French doors providing access to rear garden. Range of base and eye level units. Granite effect roll edge work surfaces. Inset stainless steel sink drainer unit. Granite effect upstands. Integrated electric oven with gas hob and extractor above. Space for free standing American style fridge/freezer. Space for appliances. Large built-in storage cupboard. Tiled floor. Plastered ceiling. Inset spot lights. Radiator.



### FIRST FLOOR ACCOMMODATION

#### LANDING

Double glazed window to the front aspect. Airing cupboard.



**BEDROOM ONE 13' 2" x 11' 1" (4.01m x 3.38m)**

Double glazed window to the rear aspect. Wood effect flooring. Plastered ceiling. Radiator.



**BEDROOM THREE 10' 3" x 6' 11" (3.12m x 2.11m)**

Double glazed window to the front aspect. Wood effect flooring. Textured ceiling. Radiator.



**BEDROOM TWO 10' 7" x 10' 1" (3.23m x 3.07m)**

Double glazed window to the rear aspect. Wood effect flooring. Plastered ceiling. Radiator.



**SHOWER ROOM 7' 11" x 5' 1" (2.41m x 1.55m)**

Two obscure double glazed windows to the side aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Large walk-in shower cubicle with full height glass screen with feature granite effect walls and thermostatic shower. Tiled effect flooring. Plastered ceiling. Inset spot lights. Heated towel radiator.



## EXTERIOR

The **REAR GARDEN** measures approximately 50' (15.24m) and commences with patio area leading to laid lawn. Fencing to all boundaries. **BRICK BUILT STORAGE CUPBOARD/SHED**. Gate providing access to the front.



The **FRONT** of the property has privacy hedging, large lawn area and pathway to entrance door.

There is a service road leading to access at the rear of the property which is presently fenced off by the current owner as they park on street.

GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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